



City of Sugar Land, Texas

MONTHLY SUMMARY

DECEMBER 2012

BUILDING • FOOD INSPECTION • CODE ENFORCEMENT • RENTAL PROGRAM



City of Sugar Land, Texas

BUILDING • FOOD INSPECTION • CODE ENFORCEMENT • RENTAL PROGRAM

MONTHLY SUMMARY - DECEMBER 2012

TABLE OF CONTENTS

CODE CORNER	1
BUILDING PERMITS QUICK SUMMARY	2
SINGLE FAMILY DETACHED PERMITS	2
CERTIFICATE OF OCCUPANCY – SINGLE FAMILY	2
ADD & ALTER PERMITS	3
PLAN REVIEW	3
MISCELLANEOUS	3
CERTIFICATE OF OCCUPANCY – COMMERCIAL	4
OCCUPANCY CHANGE PERMITS	5
NEW COMMERCIAL	5
GREATWOOD BUSINESS LISTING	6
NEW FEE INFORMATION	7
CODE ENFORCEMENT	8
FOOD INSPECTION	9
RENTAL PROGRAM	9

MONTHLY SUMMARY · DECEMBER 2012

BUILDING



NEW FEES STARTING JANUARY 1ST
SEE PAGE 5 FOR MORE INFORMATION



CODE CORNER

THIS MONTH'S TOPIC:
CARBON MONOXIDE ALARMS

2009 International Residential Code Carbon Monoxide Alarms Section R315

Carbon Monoxide Alarms are required outside of each separate sleeping area in the immediate vicinity of the bedrooms. This is required in new residences that have either fuel-fired appliances or attached garages.

In existing residences that have either fuel-fired appliances or an attached garage and is having work performed that requires a permit, carbon monoxide alarms are required outside of each sleeping area in the immediate vicinity of the bedrooms.

The alarms are required to meet UL 2034 and be installed in accordance with the 2009 International Residential Code and the manufacturer's installation instructions.

The link below to the Center for Disease Control and Prevention illustrates the importance of why Carbon Monoxide Alarms are a code requirement.

<http://www.cdc.gov/co/faqs.htm>

MONTHLY SUMMARY · DECEMBER 2012

BUILDING

Building Permits Quick Summary

	DEC 2012	DEC 2011	Fiscal YTD
Inspections	1731	1895	6009
Permits Issued	546	546	1823
Total Permit Valuation	\$ 14,910,137	\$ 11,894,210	\$ 65,910,607
Total Cash Receipts	\$ 100,533	\$ 78,245	\$ 306,765

New Single Family Detached Permits

	DEC 2012	DEC 2011	Fiscal YTD
No. of Permits	20	19	57
Total Valuation	\$ 5,425,070	\$ 4,557,350	\$ 20,642,484

DEC 2012 Average Construction Value \$271,254
 DEC 2011 Average Construction Value \$239,861

	<u>New Homes</u>	<u>Average Construction Cost</u>
Telfair:	17	\$283,248
The Enclave @ Lake Pointe:	2	\$189,194
The Highlands:	1	\$231,461

Certificate of Occupancy
New Single Family Dwellings – 0



MONTHLY SUMMARY · DECEMBER 2012

BUILDING

Add & Alter Permits

	DEC 2012	DEC 2011	Fiscal YTD
New Structures (Not Buildings)	3	7	13
Valuation	\$ 134,056	\$ 308,039	\$ 644,314
Residential	15	24	75
Valuation	\$ 216,940	\$ 453,407	\$ 1,345,955
Non-Residential	28	20	81
Valuation	\$ 3,802,107	\$ 3,596,718	\$ 13,436,939



Non-Residential includes commercial remodeling in existing buildings

Plan Review

	DEC 2012	DEC 2011	Fiscal YTD
Residential , Pool, Sign & Misc Plans	87	71	250
Residential Irrigation Plans	78	25	147
Commercial Plans	75	72	241
Commercial Irrigation Plans	8	1	15



Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	DEC 2012	DEC 2011	Fiscal YTD
Solicitation Licenses - Approved	3	7	19
Solicitation Licenses - Disapproved	0	0	1
Open Record Requests	17	21	73
Contractors Registered	60	79	230
Taxi Permits	1	0	1
Taxi Licenses	1	0	1

MONTHLY SUMMARY · DECEMBER 2012

BUILDING

Commercial Certificate of Occupancy - 22

Includes temporary occupancies



★	16926 Southwest Fwy	Sugar Land Medical Offices	6283 sq ft	New
★	146 Eldridge Rd Bldg 10H	Santrol	7008 sq ft	New
	927 Julie Rivers Dr	Sunrise Natural Foods		Addition
	303 Chatham Ave	Telfair Recreation Center #3	130,000 sq ft	New
	56 Sugar Creek Center Blvd Ste 275	Pearland Endodontics	1545 sq ft	Buildout
	6440 US Hwy 90A	Driver's Automotive	5678 sq ft	New
	15331 Southwest Fwy	Pixel Studio Productions	2000 sq ft	Remodel
	3616 State Hwy 6	E&G Furniture	15,000 sq ft	Remodel
	12300 Dairy Ashford Rd Ste 200	My Flooring Texas	12,475 sq ft	Buildout
	56 Sugar Creek Center Blvd Ste 200	Sugar Creek Office Park	1127 sq ft	Buildout
	19832 Southwest Fwy	Chipotle Mexican Grill	2604 sq ft	Remodel
	77 Sugar Creek Center Blvd Ste 400	Global Adventure Outfitters		Remodel
	16535 Southwest Fwy Ste 140	Perfumania	1178 sq ft	Remodel
	4405 A State Hwy 6	Eye Level	1300 sq ft	Remodel
★	13444 Southwest Fwy Ste 2	Sugar Creek Baptist Church LYF Center		Remodel
★	12808 W Airport Blvd Ste 170	ABB	4178 sq ft	Remodel
	15921 City Walk	Floss Dental	1800 sq ft	Buildout
	4555 State Hwy 6 Ste N	Sugar Thai Fine Cuisine	1640 sq ft	Remodel
	2430 State Hwy 6	Chase Bank	5074 sq ft	Remodel
	15977 City Walk	Aura Brasserie	2045 sq ft	Remodel
	15870 Southwest Fwy Ste 100	The Joint	1400 sq ft	Buildout
★	4660 Sweetwater Blvd Ste 280	American Title	1439 sq ft	Remodel

★ Temporary CO's

MONTHLY SUMMARY · DECEMBER 2012

BUILDING

Occupancy Change Permits - Commercial

16535 Southwest Fwy Ste 320	Foreign Exchange
16305 Kensington Dr Ste 150A	Sugar Land Banquet Hall
12633 Reed Rd	Petronash Americas LLC
12808 W Airport Blvd Ste 303S	U C Accounting Services
2311 Williams Trace Blvd	Naach Houston Inc
12808 W Airport Blvd Ste 303G	Laura Levit
56 Sugar Creek Center Blvd Ste 275	Sugar Creek Endodontics
13500 W Airport Blvd Ste A	Pronto Pizza
6560 Greatwood Pkwy Ste 101	Yo Fresh Yogurt Greatwood

New Commercial

13017 Jess Pirtle Blvd	Monticello Houston Properties	6520 sq ft	\$ 260,800
15625 Southwest Fwy	Mercedes-Benz Parking Garage	160,000 sq ft	\$ 2,317,500

Notes

Of the 75 Commercial Plans that were reviewed,
there were 70 minor and 5 major projects.

MONTHLY SUMMARY · DECEMBER 2012

BUILDING

BUSINESS LISTING FOR GREATWOOD DISTRICTS

BUSINESS NAME	ADDRESS	CO DATE
Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
The Training Station	1270 Crabb River Rd	9/28/2010
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

MONTHLY SUMMARY - DECEMBER 2012

BUILDING



NEW FEES STARTING JANUARY 1ST



CONTRACTOR REGISTRATION FEE - \$30.00 (EXCLUDING PLUMBING & FIRE CONTRACTORS)

BUILDING PERMIT MINIMUM FEE - \$50.00
(EXCLUDING MECHANICAL, ELECTRICAL, PLUMBING, IRRIGATION, SIGN, DEMOLITION & FIRE)

BASE PERMIT FEE - \$30.00
(INCLUDING MECHANICAL, ELECTRICAL & PLUMBING)

IRRIGATION (RESIDENTIAL) PERMIT FEE - \$75.00
IRRIGATION (COMMERCIAL) BASE PERMIT FEE - \$45.00 + \$30.00 PER ZONE

ELECTRICAL NAME CHANGE PERMIT - \$30.00

BANNER/WIND DEVICE PERMIT FEE - \$30.00
SIGN PERMIT FEE - \$30.00 BASE FEE + \$16.00 FOR 1ST \$1000 VALUATION + \$8.00 PER \$1000 AFTER

RE-INSPECTION FEE - \$45.00

FEES THAT DID NOT CHANGE

BUILDING PERMIT FEES – BASED ON VALUATION AMOUNT

DEMOLITION PERMIT FEE –
0 - 100,000 cubic feet \$52.50
100,000 cubic feet and over \$52.50
(plus \$0.50 for each additional 1,000 cubic feet over 100,000 cubic feet)

SOLICITOR LICENSE FEE - \$43.75
(INCLUDING PEDDLERS, SOLICITORS, CANVASSERS, ITINERANT VENDORS AND INTERSTATE COMMERCE)



MONTHLY SUMMARY · DECEMBER 2012

CODE ENFORCEMENT

Code Enforcement



	DEC 2012	DEC 2011	Fiscal YTD
New Cases	107	157	395
Total Reinspections	12	N/A	12
Cases Closed	141	72	447
Citations Filed in Municipal Court	6	0	10
Property Liens Requested	0	0	2
Signage Along Public Streets (Hand-held or costume)	6	N/A	9
Temporary Signs Removed	213	271	768

Inspections Performed

	DEC 2012	DEC 2011	Fiscal YTD
Unsafe Structure	0	0	0
Pool/Spa/Stagnant Water	8	1	15
Junk Vehicle	19	4	52
Unhealthy Conditions of Property	37	44	103
Weeds/High Grass	27	17	174
Zoning	6	4	9
Trash/Refuse	0	0	0
Off Street Parking on Turf	21	0	33
Tree Trimming	27	4	154
International Property Maintenance Code (IPMC)	48	N/A	95
Construction without Permits	35	10	111
Signs or Banners without Permits	32	50	108

Complaints Received

	DEC 2012	DEC 2011	Fiscal YTD
Citizen Complaints	24	20	74
Internal Complaints	6	17	21
HOA Complaints	0	7	8
Total Complaints Received	30	44	103

MONTHLY SUMMARY · DECEMBER 2012

FOOD INSPECTION · RENTAL PROGRAM



Food Inspection Division



	DEC 2012	DEC 2011	Fiscal YTD
Semi-Annual Inspections	46	No data	157
Pre-Opening & Ownership Change Inspections	11	No data	27
Temporary Events Permittted	9	No data	40
Temporary Food Establishment Vendors	267	No data	787
Temporary Food Events Inspected	1	No data	4
Food Vendors Inspected at Temp Food Establishments/Events	1	No data	58
Complaints Investigated	5	No data	15
Plans Reviewed	8	No data	25



Inspections of fixed and mobile establishment operations, including follow-up inspections.

Rental Program



	DEC 2012	DEC 2011	Fiscal YTD
Rental License Applications Received	132	169	444
Rental Licenses Issued	82	140	410
Rental Inspections	125	157	561